

## PUD / TND Concept Plan

City of Baton Rouge / Parish of East Baton Rouge  
Office of the Planning Commission, 1100 Laurel Street, Suite 104  
Baton Rouge, Louisiana 70802

### Staff Use Only

Fee(s): 950.00  
Case Number: PUD-1-04  
MPN Project Number: 53408

Application Taken by: EAH  
Meeting Date: 3/2/2022

Please Print or Type (all entities listed below will be copied on all comments)

1. Type of application: ☒ PUD ☐ TND
2. Submittal: ☐ New ☒ Revised (provide case #) PUD - - -
3. Type of revision: ☒ Major Use Change ☐ Major Site Change ☐ Minor Change
4. Applicant Name and Title: Richard Camouche c/o Clint Kennerly / Chris Ferris  
Email Address: cferris@ferrisinc.com Daytime Phone Number: 225.292.6838  
Business (if applicable): Ferris Engineering & Surveying, LLC  
Address: 11854 Bricksome Ave City: Baton Rouge State: LA ZIP: 70816
5. Developer (if applicable): The Settlement @ Willow Grove, LLC  
Email Address: richard@camoucheconstruction.com
6. Name of Property Owner: The Settlement @ Willow Grove, LLC  
Email Address: richard@camoucheconstruction.com Daytime Phone Number: 225.766.0510  
Address: PO Box 84612 City: Baton Rouge State: LA ZIP: 70884
7. Subject Property Information:  
CPPC Lot ID#(s): See Attached  
Lot #(s): See Legal Description Block/Square: 74  
Subdivision or Tract Name: The Settlement at Willow Grove  
Nearest Intersection: Perkins Road @ Lane's End
8. Specific proposed use as described in proposed development narrative:  
Mixed Use: LDR, MDR, HDR, Commercial, Retail, Restaurant, Office, Greenspace
9. Size of the property: 111.5
10. Number of proposed Lots or Tracts: N/A (All Existing(+/-400 lots))
11. Average size of proposed Lots or Tracts: +/-0.28 Acres
12. Action Requested: **Rezoning**  
To rezone from N/A (already PUD) to \_\_\_\_\_ Acres: \_\_\_\_\_

CF Applicant Initials

13. Table of Uses:

	Low Density Residential	Medium Density Residential	High Density Residential	Commercial / Office	Public and Semi-Public	Industrial	Open Space
Total # of Units	376 (max)	18 (max)	22 (max)	N/A	N/A	N/A	N/A
Total Square Feet of Buildings	N/A	N/A	N/A	43,090	N/A	N/A	N/A
Total Acreage	55.75	3.00	1.23	1.92	N/A	N/A	38.8
Percentage of Site	50	2.7	1.1	1.7	N/A	N/A	34.8

14. Access:

☐ Private Street      ☒ Public Street (City-Parish)      ☒ Public Street (State)

15. Stormwater Management Plan:

☐ Submitted      ☒ Not Submitted      If not submitted please explain:  
submitted w/ original submittal/this is a Major Use Change

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16. Drainage Impact Study:

☐ Submitted      ☒ Not Submitted      If not submitted please explain:  
submitted w/ original submittal/this is a Major Use Change

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17. Water Quality Impact Study:

☐ Submitted      ☒ Not Submitted      If not submitted please explain:  
submitted w/ original submittal/this is a Major Use Change

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18. Compliance with Development Review Committee and/or Departments of Development and Transportation and Drainage comments will be required prior to approval: ☒ Acknowledgment

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CF Applicant Initials

**19. Acknowledgement:**

I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Planning Commission nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application, nor can the City or Parish enforce private deed restrictions or covenants. It is my responsibility as an Applicant to determine if any such deed restrictions and covenants exist on the subject property, and to be aware that violations of the same subject me and/or Property Owner to litigation from others.

I understand that the application fee is nonrefundable. (Applications must be received by 10:00a.m. on the scheduled Application Deadline.)

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

<u>Christopher Ferris</u>	Christopher Ferris	02.02.2022
Signature of Applicant	Type or Print Name of Applicant	Date
<u>Richard Carmouche</u>	Richard Carmouche	2/2/22
Signature of Property Owner	Type or Print Name of Property Owner	Date